

नविन औरंगाबाद, नविन नाशिक व नविन नांदेड  
क्षेत्रासाठी विकास नियंत्रण नियमावली.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे  
कलम-३७(२) अन्वये फेरबदलांस मंजूरी.....

महाराष्ट्र शासन

नगर विकास विभाग

शासन अधिसूचना क्र.टिपीएस-११०३/५८३१/प्र.क्र.११२/०३/नवि-९

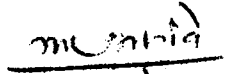
मंत्रालय, मुंबई-४०००३२.

दिनांक:-२४ मार्च, २००५

- पहा:- १) महाव्यवस्थापक (प्रशासन), शहर व औद्योगिक विकास महामंडळ यांचे पत्र  
क्र.CIDCO/JMD/२००४/N/२२८, दि.२४ मार्च, २००५.  
२) संचालक नगर रचना, महाराष्ट्र राज्य, पुणे पत्र क्र.वि.यो.सिडको/वि.नि.नि/  
१९६/२००४/टिपीव्ही-४/४३५०, दि.२८ जुलै, २००४.

शासन निर्णय:- सोबतची अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,

  
( मनोहर भार्गवे )  
कार्यासन अधिकारी

प्रति,

- १) विभागीय आयुक्त, औरंगाबाद, विभाग, औरंगाबाद.
- २) विभागीय आयुक्त, नाशिक विभाग, नाशिक.
- ३) जिल्हाधिकारी, औरंगाबाद.
- ४) जिल्हाधिकारी, नाशिक.
- ५) जिल्हाधिकारी, नांदेड.
- ६) व्यवस्थापकीय संचालक, शहर व औद्योगिक विकास महामंडळ, नरिमन पॉईंट, मुंबई-२१.
- ७) मुख्य प्रशासक (नविन शहरे), सिडको लिमिटेड, उद्योग भवन, सिडको, नवीन औरंगाबाद.
- ८) मुख्य प्रशासक (नविन शहरे), सिडको लिमिटेड, उद्योग भवन, सिडको, नवीन नाशिक.
- ९) प्रशासक सिडको लिमिटेड, सिडको कार्यालय, नवीन नांदेड.
- १०) संचालक नगर रचना, महाराष्ट्र राज्य, पुणे.
- ११) उपसंचालक नगर रचना, औरंगाबाद विभाग, औरंगाबाद.
- १२) उपसंचालक नगर रचना नाशिक विभाग, नाशिक.

कृमाप.....

**Development Control Regulations for  
New Aurangabad, New Nashik, New  
Nanded.**

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**Sanction under section 37 (2) of  
Maharashtra Regional & Town  
Planning Act, 1966**

**NOTIFICATION**

**Government of Maharashtra  
Urban Development Department,  
Mantralaya, Mumbai-400 032.**

**Dated :- 24 March, 2005**

**Marashtra** No.TPS-1103/5831/CR-112/03/UD-9 :- Whereas, in exercise of its powers, the State  
**ional and** Government vide Notification Nos.RPB-1171-18124-II-w, dated 20 th March, 1971,  
**n** No.TPS-1174/8660/RPC, dated 27th January, 1975 and No.RPN-1175/TPV, dated 6th  
**ning** October, 1975 appointed the City and Industrial Development Corporation Maharashtra  
**,1966** Limited (hereinafter referred to as "the CIDCO") as the "special planning Authority for  
planned and orderly development of New Towns adjacent to the existing town of  
Aurangabad, Nashik and Nanded respectively.

And whereas, the Planning Proposals for New Aurangabad, New Nashik and New  
Nanded were sanctioned by the State Government vide Notification  
Nos.TPS-3072/76840/53577-W-II, dated 3rd July, 1973, No.TPS-1176/ 4005-UDS,  
dated 1st March, 1977 and No.TPS-3276/3099/UD-5, dated 7th May, 1977 respectively;

And whereas, the Development Control Regulations for the respective New Towns  
were framed and subsequently, the State Government had appointed a Committee for  
revision of building by laws and development Control Regulations of Municipal  
Corporations and, the said Committee had submitted its report to the State Government  
for framing General Development Control Rules. The General Development Control  
Rules (hereinafter referred to as "the said Regulations ") submitted by the Committee  
were sanctioned by the State Government vide No.TPS-3078/114/UD-7, dated 21th  
April, 1979 for New Towns of the CIDCO;

And whereas, In Pursuant to Government Letter No.TPS1103/583/UD-9, dated-  
30th September, 2003 the CIDCO as a "Special Planning Authority" for New Towns  
namely New Aurangabad, New Nashik and New Nanded in exercise of the powers  
conferred by section 37 (1) and 159 of the Maharashtra Regional and Town Planning  
Act,1966 (Maharashtra XXXVII of 1966) (here in after referred to as "the said Act"),  
intends to amend the Regulation No.N-1, 2.5 (b) at Appendix-N of the said Regulations  
Pertaining to enhancement in the F.S.I.of public Entertainment Hall, Mangal Karyalaya  
and the like buildings (Community Centres, Social Facility buildings) so as to make them  
self-sustaining projects, as has been approved by the CIDCO Board of Directors vide  
Board Resolution No.8888, dated 25th November of 2003 (changes in regulation  
specifically detailed out in schedule appended to this Notification (hereinafter referred  
to as "the said Schedule"))

And whereas the CIDCO has issued Notice dated : 5th January 2004 declaring its intention to carry out amendments to the said Regulations in the manner & to the extent as detailed in the column 4 of the said Schedule (hereinafter referred to as " the said Proposal");

And whereas the CIDCO has submitted the said Proposal to the Government for sanction vide its letter CIDCO/JMD/2004/N/228, dated 24/3/2004 after following all the legal procedure stipulated under section 37 (1) of the said Act;

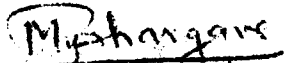
And whereas after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune the Government of Maharashtra is of the opinion that the said proposal should be sanctioned with some changes;

Now therefore, in exercise of powers conferred under subsection (2) of section 37 of the said Act, the Government of Maharashtra hereby sanctions the said proposal as described in the said Schedule.

**Note :-** The aforesaid Modification is kept open for inspection for the public during Office hours at the following offices


1. The Chief Administrator (New Towns) CIDCO Ltd., Udyog Bhavan, CIDCO, New Aurangabad.
2. The Administrator, CIDCO Ltd. CIDCO office, New Nanded
3. The Administrator (New Towns), CIDCO Ltd., CIDCO office, Mumbai-Agra Road, New Nashik.
4. This notification is also available on Government web site at [WWW.urban.maharashtra.gov.in](http://WWW.urban.maharashtra.gov.in)

By order and in the name of the Governor of Maharashtra

  
(MANOHAR BHARGAVE)  
SECTION OFFICER

## SCHEDULE

Sr.No.	Addition / Modification to Regulation No.	Existing Provision in the General Development Control Regulations	Proposed Provision in the General Development Control Regulations under section 37 (1) of the M.R.& T.P.Act, 1966	Modification Sanctioned by the Government in the General Development Control Regulations under Sections 37 (2) of the M.R.& T.P. Act, 1966
1	N-1, 2.5 (b)	N-1, 2.5 (b) Public Entertainment Hall, Mangal Karyalaya and Like Buildings (Community Centres and Social Facility Building) (B) F.A.R.- Maximum F.A.R. shall be one	N-1, 2.5 (b) Public Entertainment Hall, Mangal Karyalaya and like Buildings (Community Centres, Social Facility Building) (B) F.A.R.- Maximum F.A.R. shall be 2.00 However with Previous approval of the Managing Director of the corporation Maximum 40% of the total F.S.I.(0.8) can be utilised for complementary commercial use after recovery of such additional Lease Premium as the corporation may prescribe.	An extra F.A.R. upto 0.5 may be permitted by the CIDCO with the previous Sanction of Government exclusively for Public Entertainment Hall, Mangal Karyalaya and like buildings (Community Centres, Social Facility buildings) of Charitable/Public Institution, However with the previous approval of Managing Director of the corporation, maximum 40% of the total F.S.I. can be utilised for complementary commercial use. Subject to the condition that, premium if any, as may be determined by Government shall be paid to Government out of which 50% shall be payable to CIDCO Provided further that no condonation in the required open spaces, parking spaces and other requirements as per Regulations shall be allowed while granting such additional F.S.I.

  
 (MANOHAR BHARGAVE)  
 SECTION OFFICER